



201909260091

09/26/2019 01:55 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
AFC No. 15-117036

Document Title: Sheriff's Deed

GUARDIAN NORTHWEST TITLE CO.

110187

Reference number of document: 200801170072

Borrower: Abdias Cambron and Mary R. Cambron

Grantor: Don McDermott, Sheriff of Skagit County, State of Washington

Grantee: Carrington Mortgage Services, LLC

Abbreviated Legal:

Ptn Tract 81, Burlington Acreage Property

Assessor's Parcel number:
3867-000-081-0800

Complete Legal Description:

The North 95 feet of the West 230 feet of the following described property:

The South 7 acres of the following described tract: The West 1/2 of Tract 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington; Except the East 31.1 feet thereof; Also except from the said South 7 acres above described, that portion lying within the following description:

Beginning at the Southwest corner of said Tract 81; thence North along the West line of said tract, 291.55 feet; thence South 89° 28' East 331.17 feet parallel with the South line of said tract;

thence North 0°04' West 213.45 feet parallel to the East line of said tract; thence South 89°28' East 272.30 feet; thence South 0°04' East 505 feet to the South line of said tract; thence North 89°28' West 603.81 feet to the point of beginning. Situate in the city of Burlington, County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2019 4176
SEP 26 2019Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

SUPERIOR COURT OF THE STATE OF WASHINGTON, COUNTY OF SKAGIT

CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff,

vs.

ABDIAS CAMBRON; MARY R. CAMBRON; UNITED
STATES OF AMERICA; FABRO, LLC; JOHN
AND/OR JANE DOE, UNKNOWN
OCCUPANTS/CO-HABITANTS OF THE SUBJECT
PREMISES,

Defendants.

Cause No.: 17-2-01630-9

SHERIFF'S DEED
TO REAL PROPERTY

Parcel Number: P62839

Partial Legal Description: Ptn Tr 81
Burlington Acreage

ORIGINAL

I, Don McDermott, Sheriff of Skagit County, State of Washington, do hereby certify that a ORDER OF SALE did issue out of the Superior Court of SKAGIT County, Washington, on May 10, 2019, upon a judgment rendered in Superior Court of SKAGIT County, Washington on May 7, 2018, in favor of CARRINGTON MORTGAGE SERVICES, LLC, for the sum of Three Hundred Ninety-Nine Thousand, Six Hundred Fifty-Five Dollars and Six Cents (\$399,655.06).

The ORDER OF SALE, issued to the Sheriff of Skagit County, Washington, was received by the Sheriff on May 20, 2019, and commanded the Sheriff to cause the amount of the judgment to be made out of the real estate described in the ORDER OF SALE.

The Sheriff did, in obedience to the ORDER OF SALE, levy upon the real property described below, and on July 19, 2019, sold the real property at public auction, for cash in hand, at the front door of the Skagit County Courthouse, 205 W. Kincaid, Mount Vernon, Skagit County, Washington, at 10:30 AM, after having first given notice of the time and place of the sale according to law.

At the sale, the premises were sold to CARRINGTON MORTGAGE SERVICES, LLC, ("Purchaser"), the highest and best bidder, for the sum of Two Hundred Sixty Seven Thousand Dollars (\$267,000.00). The Sheriff thereupon delivered to said purchaser a Certificate of Sale as required by law and on August 19, 2019, the above entitled court in its order made and duly entered, confirmed said sale.

Any further possible redemption of the real estate, as of this date, has expired.

Now, therefore, I, Don McDermott, the Sheriff of Skagit County, by virtue of the ORDER OF SALE, the enabling statutes, and in consideration of the receipt for the sum of money last stated above, do hereby grant, bargain, sell, convey and confirm CARRINGTON MORTGAGE SERVICES, LLC as the purchaser at said sale, or his successor in interest, or as a redemptioner

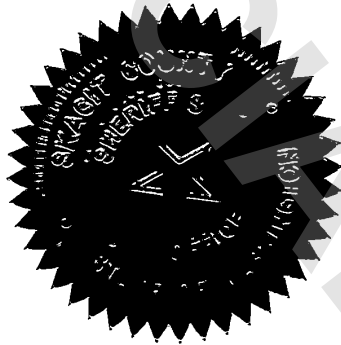
so hereto entitled, and to his heirs, successors, and assigns forever the real estate described below.

Assessor's Parcel/Tax ID Number: P62839 / 3867-000-081-0800

The North 95 feet of the West 230 feet of the following described property: The South 7 acres of the following described tract: The West 1/2 of Tract 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington; Except the East 31.1 feet thereof; Also except from the said South 7 acres above described, that portion lying within the following description: Beginning at the Southwest corner of said Tract 81; thence North along the West line of said tract, 291.55 feet; thence South 89° 28' East 331.17 feet parallel with the South line of said tract; thence North 0°04' West 213.45 feet parallel to the East line of said tract; thence South 89°28' East 272.30 feet; thence South 0°04' East 505 feet to the South line of said tract; thence North 89°28' West 603.81 feet to the point of beginning. Situate in the city of Burlington, County of Skagit, State of Washington.

Also commonly known as 1260 South Anacortes Street, Burlington, WA 98233.

Given under my hand this 17th day of September 2019.



Don McDermott

Don McDermott
Sheriff of Skagit County, State of Washington
600 South 3rd Street
Mount Vernon WA 98273

STATE OF WASHINGTON

ss.

County of Skagit

Before me the undersigned, Melinda Larsen, on this 17th day of September 2019, personally appeared Don McDermott, Sheriff of the County of Skagit, State of Washington, personally known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes, in the capacity therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above mentioned.



Melinda Larsen

Melinda Larsen, NOTARY PUBLIC in and for the
State of Washington, residing in Sedro-Woolley.
My commission expires April 7, 2021.